

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Issac Jimenez-Rojas
Maritza Ramirez

Debtor(s)

Specialized Loan Servicing LLC as servicer for Wells
Fargo Bank, National Association, not in its individual
or banking capacity, but solely as trustee on behalf of the
First Union CRA Mortgage Loan Trust 1997-1,
Mortgage Pass Through Certificates, Series 1997-1
Movant

vs.

Issac Jimenez-Rojas
Maritza Ramirez

Debtor(s)

Gary F. Seitz Esq.

Trustee

CHAPTER 7

NO. 19-17431 AMC

11 U.S.C. Section 362

ORDER

AND NOW, this day of , 2019 at Philadelphia, upon failure of Debtor(s) and the
Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and
the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and
Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362, is modified with respect to the
subject premises located at 113 East Wyoming Avenue, Philadelphia, PA 19120 ("Property"), so as to allow
Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject
Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to
Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited
to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property
at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession
of the Property.

Date: January 27, 2020


United States Bankruptcy Judge.

Issac Jimenez-Rojas
113 East Wyoming Avenue
Philadelphia, PA 19120

Maritza Ramirez
113 East Wyoming Avenue
Philadelphia, PA 19120

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